



11 The Orchard, Flore, Northamptonshire, NN7 4LH

HOWKINS &
HARRISON

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Guide Price: £325,000

A well-presented and extended link detached bungalow situated in a popular village, offering spacious and versatile accommodation throughout. We are offering the property with no upward chain and to cash buyers only.

Features

- Link detached bungalow situated in a popular village
- No onward chain
- Sitting room with feature fireplace and electric inset fire
- Open-plan feel between the sitting room and kitchen/breakfast room
- Well-equipped fitted kitchen with integrated appliances
- Versatile study, converted from the former integrated garage
- Two well-proportioned bedrooms, both benefiting from fitted furniture
- Private and beautifully maintained rear garden with artificial lawn and established borders
- Garage with electric roller door, power and lighting
- Offered with no chain



Location

Flore is a village and civil parish in the Daventry district of the county of Northamptonshire. Within the village there is a village shop with a post office. Refill shop with a inhouse coffee shop, Millennium village hall, Brodie Lodge playing field and The White Hart public house. There are bus services to Northampton and Daventry.

All Saints Church dates from the 13th century and the a non-conformist church was begun in the 17th century on the site in Chapel Lane which is now occupied by the United Reformed Church, the present building dating from 1880.

Additionally, within the village is the Church of England Primary School with secondary education at Campion School in Bugbrooke. The village is well placed for access to the M1 junction 16 approximately two miles away and the A5 at nearby Weedon one mile away.

Accommodation

Entering the property via a UPVC double glazed door, the porch provides useful storage with a built-in coat cupboard and a glazed door leads through to the sitting room. The sitting room features a UPVC double glazed window to the front, laminate wood flooring, radiator, and attractive focal fireplace with electric inset fire,



whilst French glazed doors open into the kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of white wall, base and drawer units with roll-top work surfaces, one-and-a-half bowl sink with chrome mixer tap, four-ring Neff electric hob, built-in oven and grill and Whirlpool microwave. There is space for a fridge/freezer, plumbing for a washing machine, tiled splashback areas and ample space for a breakfast or dining table. A UPVC double glazed window overlooks the rear and UPVC double glazed doors open into the conservatory.

The conservatory provides a pleasant additional reception space with UPVC construction, windows to the sides and French doors opening onto the paved rear terrace. There is a radiator, wood panelling to two walls and fitted wall units with roll-top work surface, plumbing for a washing machine and space beneath for a tumble dryer.

A useful study is accessed from the kitchen and was formerly the property's integrated garage, having been converted by the current owners. The room benefits from a UPVC double glazed window to the front, radiator and laminate flooring.

The inner hallway provides access to the loft space and has a built-in cupboard housing the Worcester gas boiler, radiator and doors leading to both bedrooms and the shower room.

Bedroom one has a UPVC double glazed window to the front and is fitted with a range of bedroom furniture including wardrobes and bedside cabinets, together with a radiator. Bedroom two overlooks the rear garden and also benefits from fitted wardrobes, drawers and bedside cabinets, radiator and UPVC double glazed window.

The shower room is fitted with a three-piece white suite comprising low-level WC, pedestal wash hand basin and double corner shower cubicle with a recently fitted chrome shower with twin heads. The room has fully tiled walls, obscure UPVC double glazed window to the side and heated towel rail.



Outside

Outside, the rear garden is a particular feature of the property, offering a good degree of privacy and having been extremely well maintained by the current owners. A paved terrace runs adjacent to the property and continues around to the side, with a low-level retaining wall and three steps leading up to the artificial lawn. A variety of established shrubs provide attractive borders, with a further patio area situated at the foot of the garden, together with greenhouse and two timber sheds. A timber gate provides pedestrian access to the front, whilst there is also pedestrian access to the garage.

The garage benefits from an electric roller door, power and lighting and an obscure UPVC double glazed window. To the front, a good-sized paved driveway provides access to the garage and offers plenty of off-road parking. The remainder of the frontage comprises a gravelled area bordered by a pivot hedge and a variety of established shrubs, together with an outside light.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

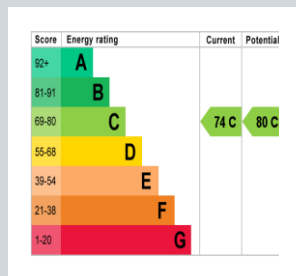
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council Tel:0300-126700
Council Tax Band-C



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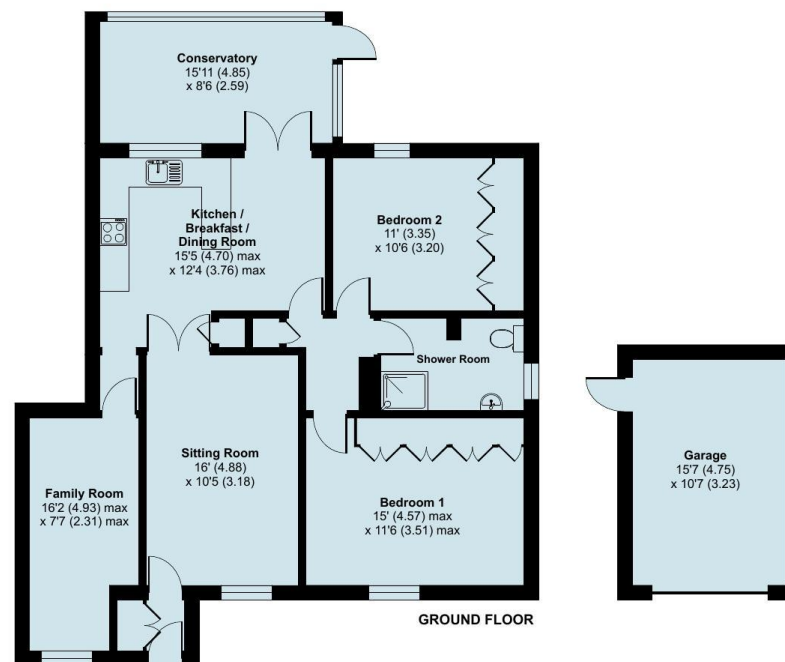
The Orchard, Flore, Northampton, NN7

Approximate Area = 1108 sq ft / 102.9 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1273 sq ft / 118.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.